

ARTICLE 4 - (RURAL 20) - RURAL ZONING DISTRICT TWENTY (20) ACRES PER DWELLING UNIT

(As Amended 9/18/00 via BOS Resolution No. 79-00, 8/6/2001 via BOS Resolution No. 54-01, 12/10/2001 via BOS Resolution No. 101-01, 3/11/02 via BOS Resolution No. 16-02, 4/18/05 via BOS Resolution 31-05, 12/2/19 via BOS Resolution 29-19)

Section 401 - Purpose.

The primary purpose of this district is to conserve and protect open land uses, foster orderly growth in rural areas, and prevent urban agricultural land use conflicts. The purpose of requiring large minimum parcels of not less than twenty (20) acres in area is to discourage small lot or residential subdivisions where public facilities such as water, sewage disposal, parks and playgrounds, and governmental services such as police and fire protection are not available or could not reasonably be made currently available. Uses permitted in this zoning district include both farm and non-farm residential uses, farms, and recreational and institutional uses.

Section 402 - Use Regulations

A building or premises shall be used only for the following purposes:

1. Single-family dwellings--including conventional site built homes, Manufactured Homes (including rehabilitated Mobile Homes) and Factory-Built Buildings as defined and regulated in Article 21 hereof.
2. Churches.
3. Farms as defined in Article 30.
4. Public, elementary, high and private schools with a curriculum the same as customarily given in public schools.
5. Public and private forests and wildlife reservations.
6. Utility facilities - Facilities for the delivery to the public, by a regulated public utility or a public entity, of water, gas, electricity, steam, hot or cold air, telecommunications and cable television service, or sewer service. This shall include the pipes, lines and cables required for the actual delivery of the foregoing, as well as facilities and appurtenances directly related thereto (such as pumping or booster stations along pipelines and substations along transmission lines). It shall not include generating plants, treatment plants, storage yards, business offices or other major utility facilities which may be allowed with a special use permit pursuant to article 20. It likewise shall not include television, radio or telecommunications towers and stations, which shall require a special use permit pursuant to article 20.
7. Publicly owned or operated properties such as fire stations, police stations and post offices.

8. Golf courses including clubhouses located thereon, including miniature courses or practice driving tees operated for commercial purposes.
9. Libraries, museums, parks, playgrounds, tennis courts and community buildings.
10. Hospitals and institutions of an educational, religious, charitable or philanthropic nature, homes for the aged, nursing homes, and convalescent homes, provided the buildings for such uses are set back from all lot lines a distance of not less than two (2) feet for each foot of building height.
11. Private clubs and fraternal organizations.
12. Home occupations.
13. Roadside stands offering for sale only farm products produced on premises.
14. Public riding stables and boarding stables provided the site contains at least ten (10) acres and the building housing animals set back from all lot lines a distance of not less than one hundred (100) feet.
15. Plant nurseries and greenhouses for the propagation, cultivation and wholesale distribution of plants produced on the premises, provided such uses including retail sales, open storage is limited to plants or packaged fertilizer, and the buildings and structures used in connection therewith set back from all lot lines a distance of not less than fifty (50) feet.
16. Corrals for the keeping of horses.
17. Fences or free-standing walls not to exceed a height of six (6) feet.
18. Accessory buildings and uses customarily incidental to the above uses, including:
 - a. Quarters for servants and caretakers employed on the premises, subject to securing a use permit, and if kitchen facilities are provided therein, any use permit, approved for such quarters shall continue, providing, upon inspection, satisfactory evidence indicated that such quarters are continuing their function as bona fide servant and caretaker quarters and not as a rental unit.
 - b. Private swimming pools along with incidental installations, such as pumps and filters, provided such pool and incidental installation are located in other than the required front yard and screened from adjoining lots by a solid wall or protective fence of not less than four and one-half (4-1/2) feet in height nor more than six (6) feet in height, and provided such pool sets back from all lot lines a distance of not less than seven (7) feet.

19. Feed Stores on not less than two and one half (2.5) acres of land.
20. Group Homes for the Disabled subject to Section 2518.
21. A use similar to any of the foregoing permitted uses may be allowed upon a written determination by the Director of Development Services that the proposed use is similar in nature and impact to the permitted use and is consistent with the overall purposes of the zoning district. The Director's determination may be appealed to the Board of Adjustment pursuant to Article 28 hereof. The burden shall be upon the property owner to prove by clear and convincing evidence that the proposed use is similar to the permitted use.

Section 403 - Sign Regulations.

The sign regulations are as provided in Article 23 hereof.

Section 404 - Height Regulations.

The height of building shall not exceed either thirty (30) feet or two (2) stories and a basement, as defined in Sections 3002.13 and 3002.83.

Section 405 - Yard Regulations.

1. Front Yard:
 - a. There shall be a front yard having a depth of no less than twenty (20) feet.
 - b. For through lots, a front yard shall be provided along both front lot lines.
 - c. Yards along each street side of corner lots shall conform with regulations applicable to front yards.
2. Side Yard: There shall be a side yard on each side of a building having a width of not less than thirty (30) feet.
3. Rear Yard: There shall be a rear yard having a depth of not less than twenty (20) feet.

Section 406 - Intensity of Use Regulations.

The intensity of use regulations are as follows:

1. Lot Area: Each lot shall have a minimum lot area of twenty (20) acres.
2. Lot Width: Each lot shall have a minimum width of five hundred (500) feet.
3. Lot Area per Dwelling Unit: The minimum lot area per dwelling unit shall be twenty (20) acres.
4. Lot Coverage: The maximum lot coverage shall be three percent (3%) of the

lot area.

5. Distance Between Buildings: The minimum distance between buildings on the same lot shall be fifteen (15) feet.

Section 407 - Parking Regulations.

The parking regulations are as provided in Section 2510 hereof .